



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
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Viewing by appointment only

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COUNTRY
 PROPERTIES
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This immaculately presented four bedroom town house arranged over three floors has a garage en-bloc, and is only a short stroll to Shefford High Street and well regarded schooling.

- Re-fitted kitchen and family bathroom
- Top floor master suite with fitted wardrobes and en-suite shower room
- Fitted shutters where specified - to remain
- New carpets fitted throughout
- Westerly aspect rear garden laid to artificial lawn
- Single garage en-bloc
- Quiet cul de sac location
- Nearby countryside walks

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Wood effect flooring. Double glazed window to side with fitted shutters. Radiator. Doors into kitchen, living/dining room and cloakroom.

Cloakroom

Suite comprising low level wc and vanity wash hand basin with tiled splashback. Wood effect flooring. Vertical radiator. Extractor fan.

Kitchen

9' 7" x 8' 3" (2.92m x 2.51m) Re-fitted to comprise a range of wall and base units with complementary worksurfaces and splashbacks. Fitted eye level electric oven. Inset gas hob with extractor hood over. Inset sink with drainer and swan neck mixer tap over. Integrated fridge/freezer, dishwasher and washing machine. Wall mounted gas boiler enclosed in cupboard - installed in November 2022. Wood effect flooring. Double glazed window to front with fitted shutters.

Living /Dining Room

16' 5" x 14' 0" (5.00m x 4.27m) Double glazed window and french doors opening onto the rear garden. Wood effect flooring. Two radiators

FIRST FLOOR

Landing

Stairs rising to second floor. Double glazed window. Radiator. Doors to all rooms.



Bedroom 2

14' 0" x 8' 4" (4.27m x 2.54m) Two double glazed windows to front. Radiator.

Bedroom 3

14' 11" x 7' 1" (4.55m x 2.16m) Double glazed window to rear. Radiator.

Bedroom 4

13' 10" x 6' 6" (4.22m x 1.98m) Double glazed window to rear. Radiator. Storage cupboard.

Family Bathroom

Re-fitted suite comprising panel enclosed bath with folding glass side screen, low level wc and vanity wash hand basin. Composite splashbacks. Extractor fan. Shaver point. Obscure double glazed window to side.

SECOND FLOOR

Landing

Door into:

Bedroom 1

27' 5" x 14' 0" (8.36m x 4.27m) Dual aspect with double glazed windows to front and rear with fitted shutters. Built in wardrobes. Hatch to loft space.

Radiator.

En-Suite Shower Room

Three piece suite comprising shower cubicle, pedestal mounted wash hand basin and low level wc. Tiled splashbacks. Extractor fan. Shaver point. Radiator.

OUTSIDE

Rear Garden

Westerly aspect rear garden laid to artificial lawn with gated access to the rear.

Garage

En bloc with up & over door to front.

AGENT NOTE:

The owner pays a £30 maintenance charge (approx.) per month to include the cost of the lease for the garage. We advise any potential buyer to confirm this information with their legal representative prior to exchange of contracts.

PRELIMINARY DETAILS - NOT YET APPROVED BY VENDOR AND MAY BE SUBJECT TO CHANGE.

